

**CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS
BUREAU OF SOLID WASTE**

**TEN YEAR SOLID WASTE MANAGEMENT PLAN
JULY 2002**



***CHAPTER 2
POPULATION, ZONING AND LAND USE PLANS***

2.0 POPULATION, ZONING AND LAND USE PLANS

State regulations for the development of comprehensive solid waste management plans require that Chapter 2 addresses the subdivision's present and projected population, municipalities and Federal facilities within the subdivision, its zoning requirements as they relate to solid waste management activities, and the status of the subdivision's comprehensive land-use plan. These subjects are addressed in Sections 2.1, 2.2, 2.3 and 2.4 of this Plan, respectively.

2.1 POPULATION

According to the U.S. Census Bureau, Baltimore's 2000 population was 651,154, comprised of a household population of 625,401 and a group quarters population of 25,753. (The group quarters population consists of people living at colleges, nursing homes, treatment centers, the State correctional facilities in Baltimore, and other such locations).

The Maryland Department of Planning (MDP) released preliminary population projections in July 2001 that projected an annual increase in the population of Baltimore City of 0.07 percent between 2000 and 2005, an annual increase of 0.09 percent between 2005 and 2010, and an annual increase of 0.08 percent between 2010 and 2015. According to the MDP, the projected quinquennial populations for Baltimore City are 653,400 in 2005 and 656,200 in 2010. Using the data supplied in these projections, the populations shown in Table 2-1 for 2001, 2006 and 2011 were calculated.

Similarly, the MDP made household population projections over the period covered by this Plan. The projected quinquennial household populations for 2005 and 2010 are 626,807 and 628,015, respectively. The MDP also projects an increase of 7,600 in the household population from 2000 to 2005, an increase of 5,100 from 2005 and 2010, and an increase of 3,300 between 2010 and 2015. The household projections in Table 2-1 for 2001, 2006 and 2011 were calculated using this information. The projected group quarters population is assumed to be the remainder of the total population.

**TABLE 2-1
BALTIMORE CITY POPULATION PROJECTIONS***

YEAR	TOTAL POPULATION	HOUSEHOLD POPULATION	GROUP QUARTERS POPULATION
2000	651,154	625,401	25,753
2001	651,610	625,682	25,928
2006	653,988	627,049	26,939
2011	656,740	628,452	28,288

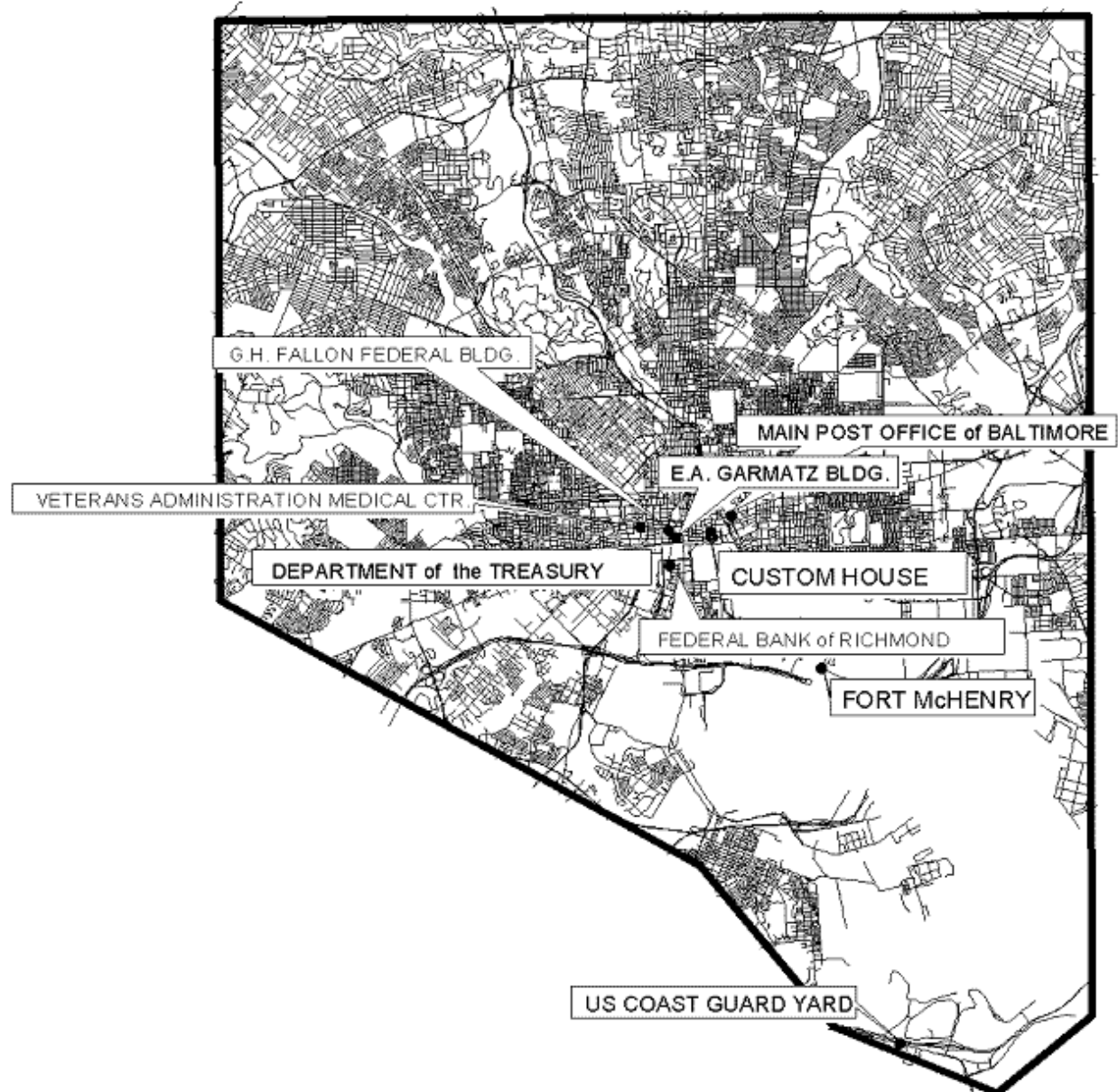
*Based on Maryland Office of Planning Census data and July 2001 quinquennial projections for Baltimore City

2.2 MUNICIPALITIES/FEDERAL FACILITIES WITHIN THE SUBDIVISION

Baltimore City is the largest incorporated municipality within the State of Maryland, both in population and land area, and the only municipality in the State that is also a designated subdivision. For purposes of this plan, the terms subdivision and municipality are interchangeable.

The major Federal facilities within the City are the G.H. Fallon Federal Building, the E.A. Garmatz Building, the Federal Bank of Richmond, the Veterans Administration Hospital, the Main Post Office of Baltimore, the United States Customs House, the U.S. Coast Guard Yard and the Ft. McHenry National Park. These facilities are shown on the map in Figure 2-3. Others include, The Departments of Treasury, Labor, and Transportation, U.S. Army Corps of Engineers, Veterans Administration, General Services Administration, Office of Personnel Management, and the Federal District and Bankruptcy Courts. Private contractors collect solid waste generated at all Federal facilities in Baltimore City.

FIGURE 2-3



MAJOR FEDERAL FACILITIES IN BALTIMORE CITY

2.3 ZONING REQUIREMENTS

The comprehensive zoning regulations for Baltimore City provide for the siting and operation of a broad range of solid waste management facilities, including incinerators, landfills, recycling collection stations, materials recovery facilities, and other types of facilities. Generally, these solid waste facilities are confined to industrial and commercial districts, to ensure compatibility with other allowed uses. Additionally, these facilities are generally designated as conditional uses, requiring case-by-case consideration of proposals by the City's Board of Municipal and Zoning Appeals or the City Council.

Commercial or municipal incinerators established after July 1, 1987, are conditionally allowed only in the M-3 (heavy industrial) district. A City ordinance is required for approval. Prior to July 1, 1987, incinerators were permitted by right in the B-3 (community commercial), B-5 (downtown commercial), M-1 (light industrial), and M-2 (general industrial) zoning districts as well as the M-3 district.

Sanitary landfills accepting mixed refuse as well as other waste, are exempt from zoning regulations if they are to be operated by the City, and if they are established through a City ordinance. Otherwise, such landfills are not allowed anywhere within the limits of Baltimore City. Landfills not accepting mixed refuse are conditionally allowed in the M-2 (general industrial) and M-3 (heavy industrial) districts, with Board of Municipal and Zoning Appeals approval required.

Solid waste acceptance facilities of any kind are not allowed to be sited within the City's Critical Area, which is the environmental overlay zone in Maryland, 1,000 feet wide measured from the mean high tide around the Chesapeake Bay and its tributaries. The affected tributaries in Baltimore City include the Patapsco River, Gwynns Falls, Jones Falls and Colgate Creek. The siting of recycling facilities is also prohibited within the Critical Area.

Any solid waste acceptance facility wishing to operate in Baltimore must, along with zoning approval, be permitted by the Maryland Department of the Environment (MDE) and become a part of the Ten Year Solid Waste Management Plan through legislation within the Baltimore City Council. Meeting the goals of this Plan will be strongly considered during the zoning process for the permitting of these facilities. Recycling facilities are not required to submit to these regulations.

To facilitate recycling, small collection stations are conditionally allowed throughout the City, and larger processing centers are conditionally allowed in industrial areas. These uses were specifically defined and provided for in the 1989 zoning regulations, which had previously addressed only automobile dismantling and junk or scrap storage areas (i.e., "junkyards").

Specifically, recycling collection stations are now conditionally allowed in all zoning districts. These stations are defined as portable receptacles, usually trailers or roll-offs, for the collection of paper, cans, aluminum scrap, other

non-ferrous metal scrap, glass bottles and plastics. With approval of the Zoning Board, these stations are allowed in the residential districts (R-1 through R-10) and office-residence districts when they are considered as accessories or when used at schools, churches, recreation facilities or public facilities. They are also conditionally allowed (with Board approval) as principal uses in the B-1 (neighborhood business), M-1 (light industrial), M-2 (general industrial) and M-3 (heavy industrial) districts.

Materials recovery facilities, where recycling materials except ferrous metals can be mechanically processed and packaged for resale, are conditionally allowed in the M-2 (general industrial) district and the M-3 (heavy industrial) district with Board approval, and in the B-3 (community commercial) district with enactment of a City ordinance. When located in the B-3 district, the recycling materials must be stored as well as processed indoors.

Dismantling, processing and storing of scrap metal and discarded automobiles are conditionally allowed (with Board approval) in the M-3 (heavy industrial) district. These uses tend to require extensive outdoor storage of large items and include ferrous metal, and are therefore distinguished from materials recovery facilities.

The City's comprehensive zoning regulations also accommodate facilities for managing certain special categories of solid waste. Handling of radioactive waste is conditionally allowed (with Board approval) in the M-2 (general industrial) and M-3 (heavy industrial) districts. Handling and storage of hazardous materials as defined in Title 7 of the Environment Article Annotated Code of Maryland are conditionally allowed (with enactment of a City ordinance) in the M-3 (heavy industrial) district. Composting of sewage sludge or yard wastes is provided for in the zoning laws by treating it as an additional industrial use. These facilities would also require MDE and City Council approval. A summary of the City's zoning regulations is included in Appendix E.

2.4 LAND USE PLAN

Baltimore's urban landscape presents land use challenges that are unique in the State of Maryland. The vast majority of land in the City is zoned and utilized. While there is essentially no room for development in the City, there is a consistent amount of "redevelopment" in existing areas and will continue to be throughout the period covered by this Plan.

Recognizing Baltimore City's importance as the state's premier urban area, the State of Maryland has designated the City of Baltimore, in its entirety, to be a priority Funding Area. Revitalization of the City's neighborhoods and preservation of their unique community character is a major policy of the City, as articulated in the City's Comprehensive Plan. Adopted in 1976, the City's Comprehensive Plan provides the policy basis for the redevelopment and revitalization of the city's neighborhoods, and since its adoption has been expanded through numerous topical and area plans and programs. These include the adoption of:

- *Baltimore City Heritage Area Management Action Plan, 2001*
- *Sensitive Areas Plan for Baltimore City, 1997*
- *Baltimore City Critical Area Management Program, 2002* (This program was originally adopted in 1988)
- *Baltimore City Land Preservation and Recreation Plan, 1994*
- State of Maryland Statutory *Visions of the Economic Growth, Resource Protection, and Planning Act of 1992*
- *Marina Master Plan, 1989* (currently under revision)
- **Annual Capital Improvement Programs**
- Annual Action Plans prepared by the City's Department of Housing and Community Development for submission to the US Department of Housing and Urban Development, qualifying the City for Community Development Block Grant, HOME Investment Partnerships, and other funding.
- Many urban renewal plans to achieve revitalization.

In 2000, the City prepared *Plan Baltimore*, a draft Comprehensive Plan that is now being used as a policy guide for many planning issues.